



Overview

November 1, 2012

The Location

Tukwila Village

5.76 acres owned by City on two corners at Tukwila International Boulevard and South 144th Street.



TUKWILA VILLAGE

The Neighborhood

Walk to:

- Light rail station
- King County branch library
- 50,000 SF grocery store (Tukwila Trading Co.)
- Bartell's and Walgreen's drugstores
- City park
- High school w/400 seat auditorium
- Middle school
- Public swimming pool

Transit:

- 5 minutes by bus to light rail station
- 10 minutes by bus to Westfield Southcenter Mall
- 15 minutes by bus/light rail to SeaTac Airport
- 15 minutes by bus to Sounder commuter rail station
- 30 minutes by bus to downtown Seattle
- 30 minutes by light rail to downtown Seattle



TUKWILA VILLAGE

The Community

2000 Census data for the 5 block groups that compose the neighborhood:

- **As compared to residents of King County, residents of the neighborhood were four times more likely to have lived outside the United States in 1995.**
- **24% of children live under the poverty level**

The Tukwila School District

- **Rated by the New York Times in 2009 as the most diverse school district in the nation.**
- **2,800 students**
- **Average student-teacher ratio of 1:25**
- **Students speak more than 60 world languages.**
- **Thirty-seven (37) percent of students qualify for English Language Learner services.**
- **Eighty (80) percent of students are eligible for free/reduced school meals.**
- **A certified staff of 184, classified staff 138, and 18 administrators, for a total of 340 full and part-time employees, serve the district. As of December 2010, the district has 39 National Board certified teachers.**

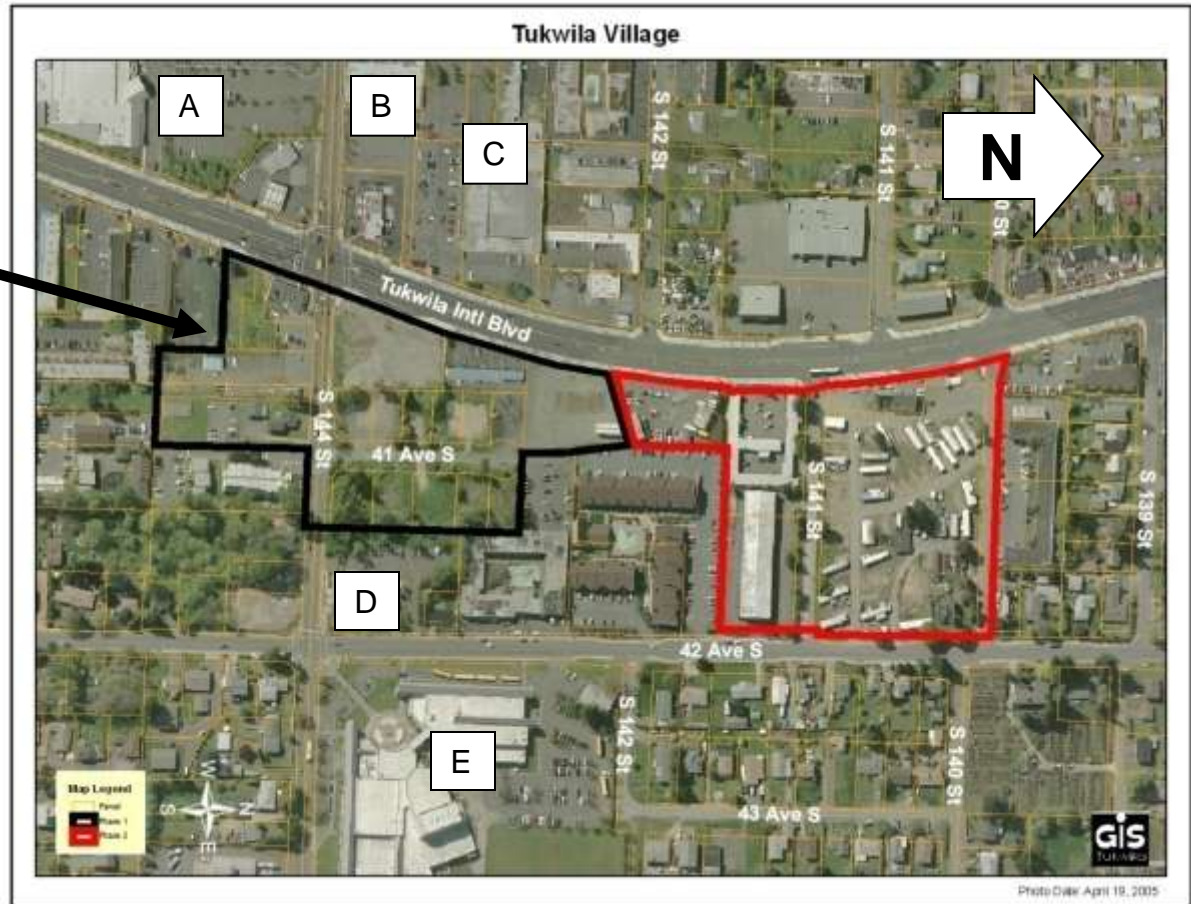
The Site

City owned
5.76 acres in
black outline

Nearby

- (A) 50,000 SF grocery store
- (B) Walgreen's
- (C) Bartell's
- (D) Existing Library
- (E) High school with 400 seat auditorium

The property outlined in red was previously identified as a second phase of Tukwila Village



The Vision

Tukwila Village will be a welcoming place where all residents can gather and connect with each other. This mixed-use development will draw upon Tukwila's strengths and include a library, a neighborhood police resource center, retail, restaurants, public meeting space, and an outdoor plaza. The Village may also include office, live/work, and residential space. This active, vibrant place will set high standards for quality and foster additional neighborhood revitalization and civic pride.

Approved by Tukwila City Council 9/17/07



Past Major Milestones

- ❖ Public meeting at Foster High (1998)
- ❖ Property acquisition started (1999)
- ❖ Request for Proposals issued (2001)
- ❖ Sabey selected as preferred developer (2002)
- ❖ Vision Tukwila meetings (2003)
- ❖ ClearPath financial feasibility analysis (2004)
- ❖ Draft letter of understanding with Sabey (2004)
- ❖ Sabey withdraws proposal (2005)
- ❖ Centex proposed townhouse concept (2006)
- ❖ Gardner-Johnson real estate market analysis (2007)
- ❖ Metrovation (Ron Sher) provides concept (2007)

Past Major Milestones

- ❖ City Council adopted vision statement (Sept 2007)
- ❖ City issued RFP (May 2008)
- ❖ City selected Tarragon, LLC (September 2008)
- ❖ Draft deal term sheet (August 2009)
- ❖ City Council approved zoning changes (2009)
- ❖ Tarragon withdrew due to economy (2010)
- ❖ Library confirmed their continued interest and hired an architect for site analysis (Sept 2010)
- ❖ KCLS expressed site preference to City Council (2/28/2011)
- ❖ City staff presented “senior housing concept” to City Council (2/28/2011)

Recent Major Milestones

- ❖ City Council voted to start a developer selection process and support for library (3/7/2011).
- ❖ City Council approved developer selection process (3/21/11)
- ❖ City Council selected Tukwila Village Development Associates, LLC as developer (6/6/11)
- ❖ Community meeting on plaza and commons design (11/17/11)
- ❖ City Council discussion of developer deal terms (12/17/11)
- ❖ City Council approves key deal terms with library (6/25/12)
- ❖ City Council approves Disposition and Development Agreement (DDA) with TVDA (10/22/12).

Tukwila Village Development Associates, LLC

[Representing the Senior Housing Assistance Group (SHAG)]

Concept

This concept is much more than only senior housing. It is a mix of uses including the library, plaza, retail, coffee shop, restaurant(s), police neighborhood resource center, and office/healthcare, with senior and non-senior apartments.



TUKWILA VILLAGE

Draft Conceptual Site Plan



TUKWILA VILLAGE
Tukwila Village Development Associates, LLC

Concept Site Plan

JOHNSON BRAUND inc.
2200 1st Ave, Seattle, WA 98101
Phone: 206.461.1000
Fax: 206.461.1001

theLastudio LLC
land planning
landscape architecture
land development

March 19, 2012

Developer's Concept

Use	Units	SHAG
Library	SF	10,000
Police NRC	SF	2,000
Retail	SF	11,000
Office/Health Center	SF	20,000
Outdoor Plaza	SF	20,000
Indoor Commons	SF	2,000
Senior Apartments	Units	300
Non-Senior Apartments	Units	80

Apartments by Age & Income

Age and Income Restrictions	Example Maximum Household Income	SHAG
Senior		
Unrestricted	No limit	67
80% of AMI	\$54,800/two persons	41
60% of AMI	\$41,100/two persons	130
50% of AMI	\$34,250/two persons	83
None (Family)		
Unrestricted	No limit	49
80% of AMI	\$54,800/two persons	0
60% of AMI	\$41,100/two persons	0
50% of AMI	\$34,250/two persons	12
Total		382

Income limits per Washington State Housing Finance Commission for King County effective 5/14/10.

Affordable Housing Income Limits

Max % of AMI	1 Person	2 Persons	3 Persons
80%	\$48,000	\$54,800	\$61,680
60%	\$36,000	\$41,100	\$46,260
50%	\$30,000	\$34,250	\$38,550

This table reflects the maximum income for households eligible to rent apartments set aside for households at 80%, 60% or 50% of the area median income.

AMI = area median income

Income limits per Washington State Housing Finance Commission for King County effective 5/14/10.

Housing Finance Options

1. Tax Exempt Bonds

- 20% of units at household income under 50% of AMI
- Applies to bonds for entire project

2. Federal Tax Credits

- 20% of units at household income under 50% of AMI or 40% of units at household income under 60% of AMI
- Rent restricted to 30% of actual income
- Proportional to qualifying units

3. Property Tax Exemption

- For senior apartments if over 50% of units below 80% AMI
- Applies to entire senior project

HealthPoint May Be a Tenant

HealthPoint

- Non-profit healthcare provider dedicated to improve quality of life in our communities by increasing access to healthcare
- Primary care, dental care, pharmacy, group classes, alternative medicine, nutrition counseling, behavioral health, and social work
- Provides service on sliding fee scale. Accepts medicare, medicaid, and private insurance
- Would like to open 20,000 SF in Tukwila Village
 - ✓ Can pay good rent
 - ✓ Quality operator
 - ✓ Provides parking for farmers' market and special events
 - ✓ Provides a service to the community



HealthPoint



HealthPoint office in SeaTac




TUKWILA VILLAGE

HealthPoint



HealthPoint office in SeaTac is inside this building

Next Steps

November 2012	Community meeting on site, commons, and plaza design
December 2012	Public hearing and Council decision on Development Agreement (DA)
January 2013	KCLS land sale agreement
Early 2013	Design review
2013-2014	Construction
Late 2014	First phase opens
Late 2015	Last phase opens

Previous Concepts

Tarragon's Proposal (2008)



- 10,000 SF library
- 55,000 SF retail
- 298 apartments
- 4 townhouses

..looking easterly at intersection of Tukwila International Boulevard and S. 144th

TUKWILA VILLAGE

Tarragon's Proposal (2008)



TUKWILA VILLAGE

Tarragon's Proposal (2008)



TUKWILA VILLAGE

Tarragon's Proposal (2008)



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Tarragon's Proposal (2008)



TUKWILA VILLAGE

Tarragon's Proposal (2008)



TUKWILA VILLAGE

Legacy's Proposal (2008)



- 12,400 SF library
- 16,500 SF retail
- 268 apartments
- 50 senior apartments
- 25 townhouses

Legacy's Proposal (2008)

Site Plan

PHASE I

Residential:	200 apartments at an average size of 750 NRSF
Residential Amenities and Lobbies:	9,500sf
Townhouses:	25 units at an average size of 1200 NRSF. 22 parking stalls included within the townhouse structures.
Senior Housing:	90 units at an average size of 550 NRSF
Library:	10,400sf with 2,000sf of expansion space
Retail:	10,000+sf
Community Policing Station:	2,000sf
Community Commons:	3,400sf
Community Plaza:	8,000sf
Parking:	<ul style="list-style-type: none"> • 270 underground parking spaces for the market rate apartments. • 33 surface stalls for the Library. • 10 surface stalls for the Senior Housing. • 5 stalls for the Community Policing Station • 5 guest stalls for the Townhouses • 39 surface stalls for retail users

PHASE II

Residential:	68 apartments or condos
Retail:	6,500sf
Parking:	68 underground stalls and 12 surface stalls



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Legacy's Proposal (2008)

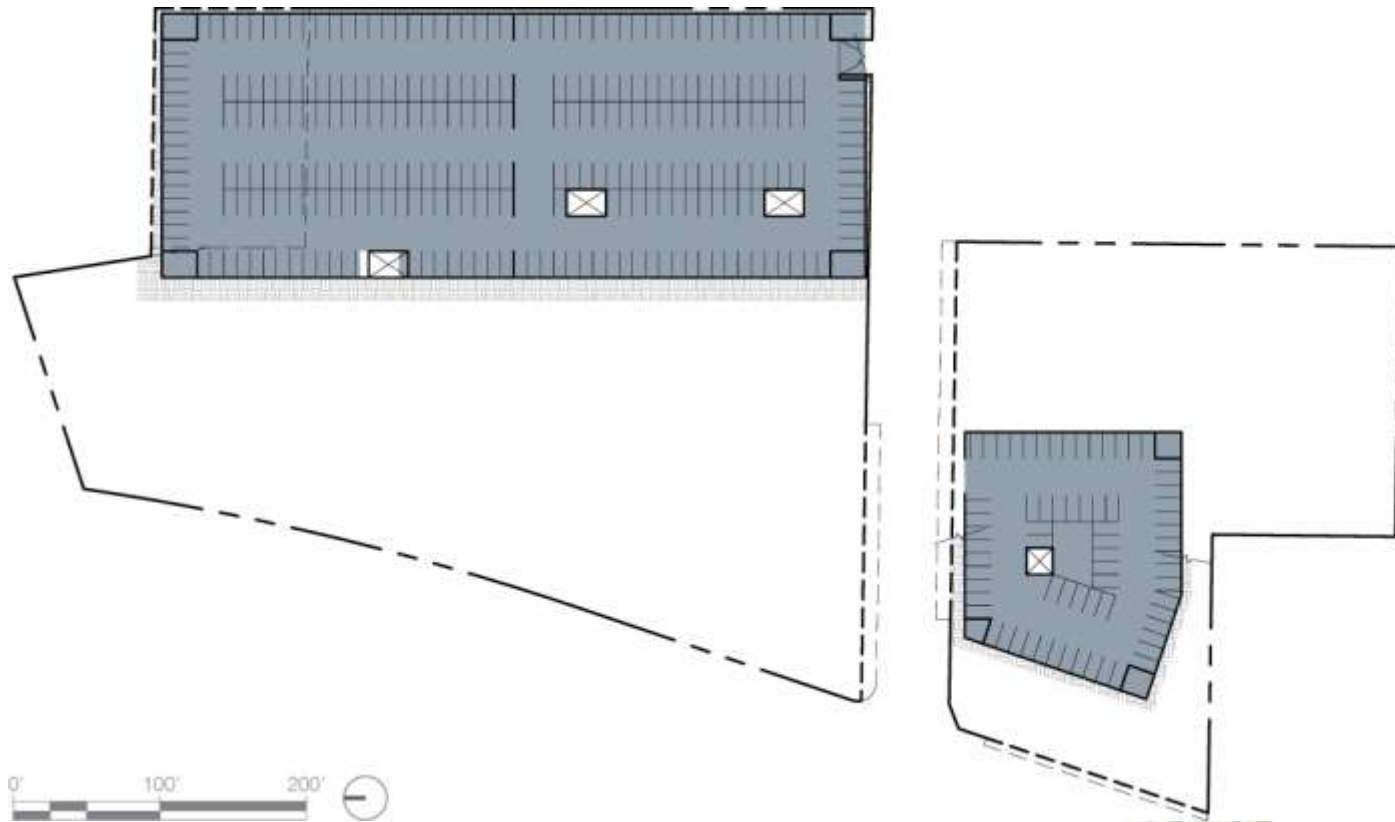
Ground Floor



Ground Floor

Legacy's Proposal (2008)

Below Grade Parking Plan



Legacy's Proposal (2008)

Typical Upper Floor Plan



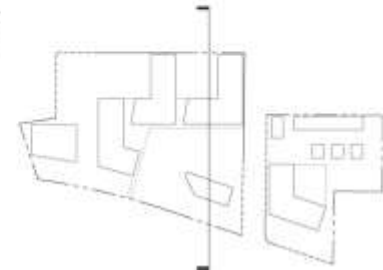
Legacy's Proposal (2008)

Site Section



- Residential
- Retail
- Parking

0' 40' 80'



TUKWILA VILLAGE

Legacy's Proposal (2008)

Courtyard Perspective



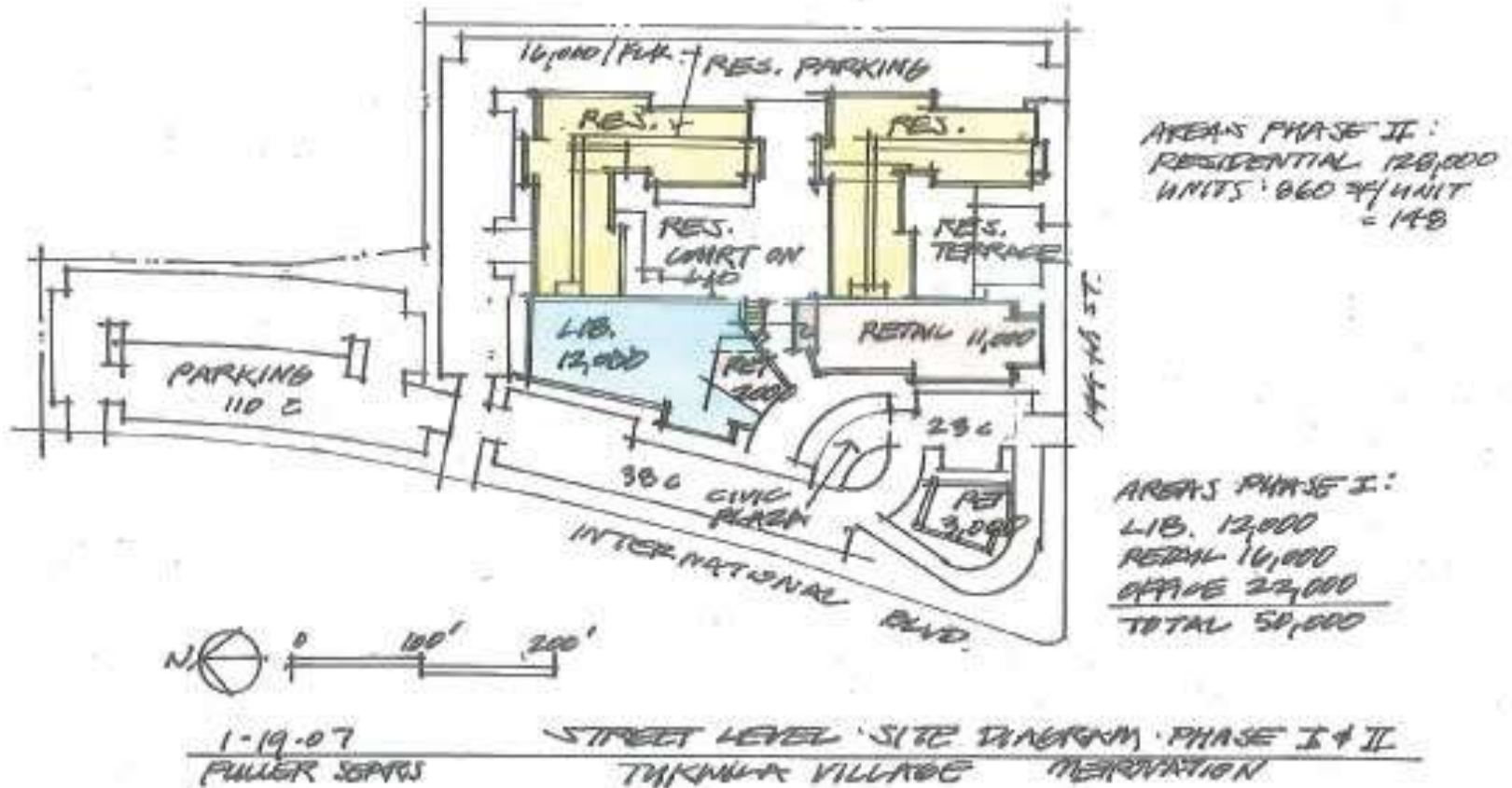
TUKWILA | VILLAGE

Metrovation's Concept (2007)



TUKWILA VILLAGE

Metrovation's Concept (2007)



Sabey's Concept (2002)



TUKWILA VILLAGE

Sabey's Concept (2002)



Contact

For more information on Tukwila Village:

- Visit www.tukwilawa.gov/tukwilavillage.html
- Contact Derek Speck at derek.speck@tukwilawa.gov or 206-433-1832.

